

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

X BRINKER INTERNATIONAL, INC.
6820 LBJ Freeway
Dallas, Texas 75240
Attn: Sandra Riddels

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

FIRST AMENDMENT TO
MEMORANDUM OF LEASE

STATE OF MISSISSIPPI §
§
COUNTY OF DESOTO §

THIS First Amendment to Memorandum of Lease (the "First Amendment") is entered into as of the 19th day of June, 2007, by and between GROVE PARTNERS LLC, a Mississippi limited liability company ("Landlord"), and BRINKER MISSISSIPPI, INC., a Delaware corporation ("Tenant").

WITNESSETH:

WHEREAS, Landlord and Tenant have entered into a Lease Agreement dated May 9, 2006 as evidenced by that certain Memorandum of Lease dated May 9, 2006 and recorded in the Official Records of DeSoto County, Mississippi on July 5, 2006, in Book 114, Page 545 (the "Lease"), for certain real property situated in Southaven, DeSoto County, Mississippi (the "Land"); and

WHEREAS, Landlord and Tenant desire to amend certain exhibits attached to the Memorandum of Lease.

NOW, THEREFORE, for and in consideration of the agreements contained herein Landlord and Tenant hereby agree to amend the Lease as follows:

1. Exhibit C to the Memorandum of Lease is hereby replaced with Exhibit C attached hereto and made a part hereof.
2. Exhibit D to the Memorandum of Lease is hereby replaced with Exhibit D attached hereto and made a part hereof.

FIRST AMENDMENT TO MEMORANDUM OF LEASE – Page 1


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3. Except as provided herein, the Lease shall remain in full force and effect as originally written.

IN WITNESS WHEREOF, Landlord and Tenant have executed this First Amendment in multiple original counterparts on the date or dates set forth below, to be effective as of the date and year first above written.

LANDLORD:

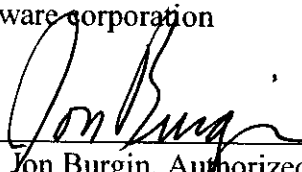
GROVE PARTNERS LLC,
a Mississippi limited liability company

By: 
Name: Meredith L. McCullor
Title: Managing Member

Date: 7/11/07

TENANT:

BRINKER MISSISSIPPI, INC.,
a Delaware corporation

By: 
Jon Burgin, Authorized Agent

Date: 6/19/07

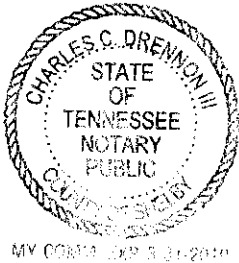
ACKNOWLEDGMENT

STATE OF TENNESSEE §
 §
COUNTY OF Shaw §

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of July, 2007, within my jurisdiction, the within named Meredith L. McCullar, who acknowledged that he/she is Managing Member of GROVE PARTNERS LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company to do so.


NOTARY PUBLIC, STATE OF ~~MISSISSIPPI~~ Tennessee

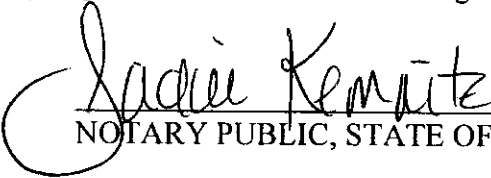
My Commission Expires:
3-31-2010

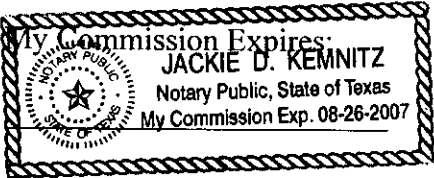


ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19th day of June, 2007, within my jurisdiction, the within named JON BURGIN, who acknowledged that he is Authorized Agent of BRINKER MISSISSIPPI, INC., a Delaware corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.


NOTARY PUBLIC, STATE OF TEXAS



LANDLORD'S ADDRESS:

Grove Partners LLC
c/o Meredith L. McCullar
6075 Poplar Avenue
Suite 103
Memphis, TN 38119

TENANT'S ADDRESS:

Brinker Mississippi, Inc.
6820 LBJ Freeway
Dallas, Texas 75240
Attn: General Counsel

EXHIBIT C

Site Plan

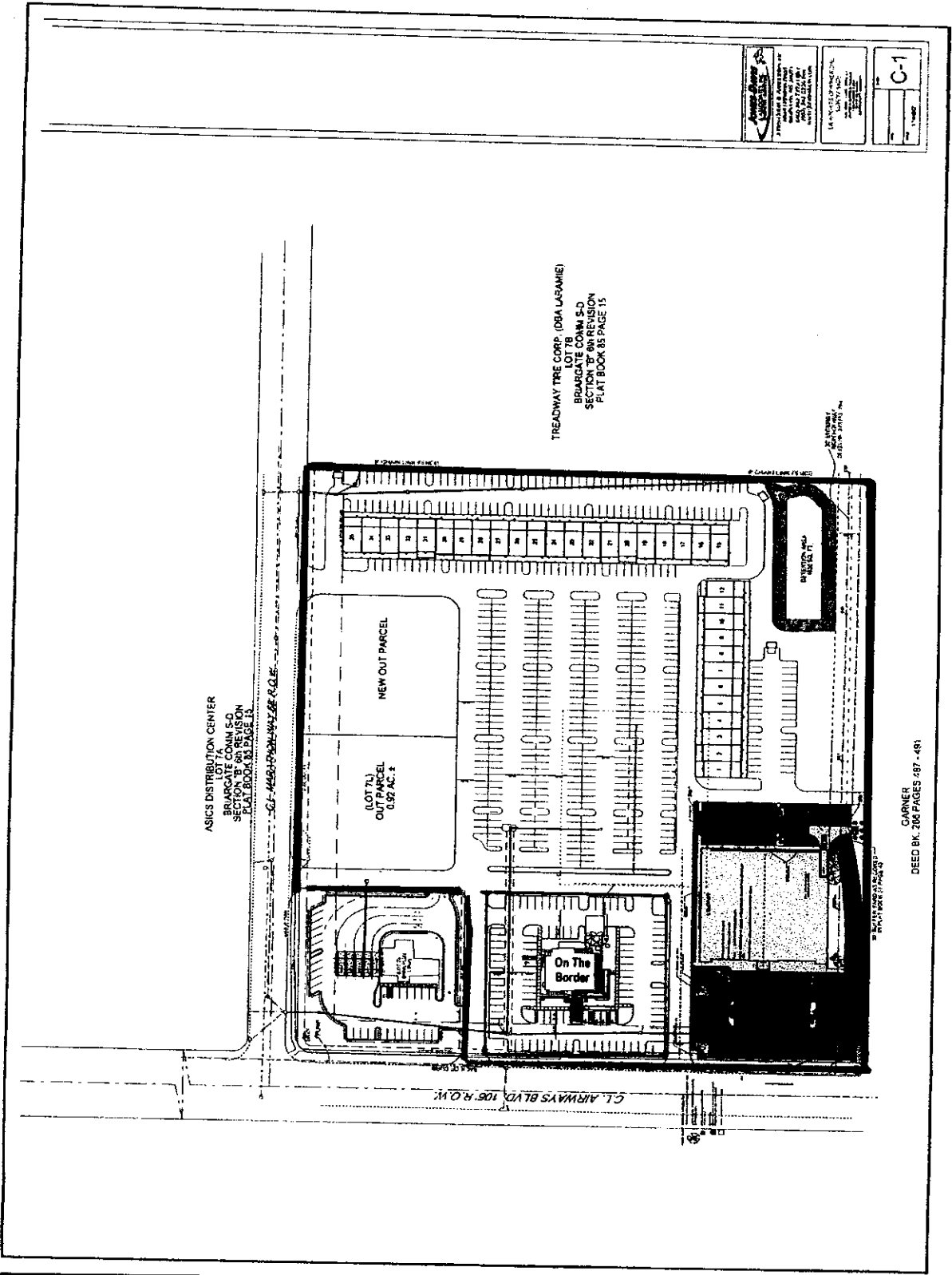


EXHIBIT C – Site Plan – Solo Page

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EXHIBIT D

No Build Area

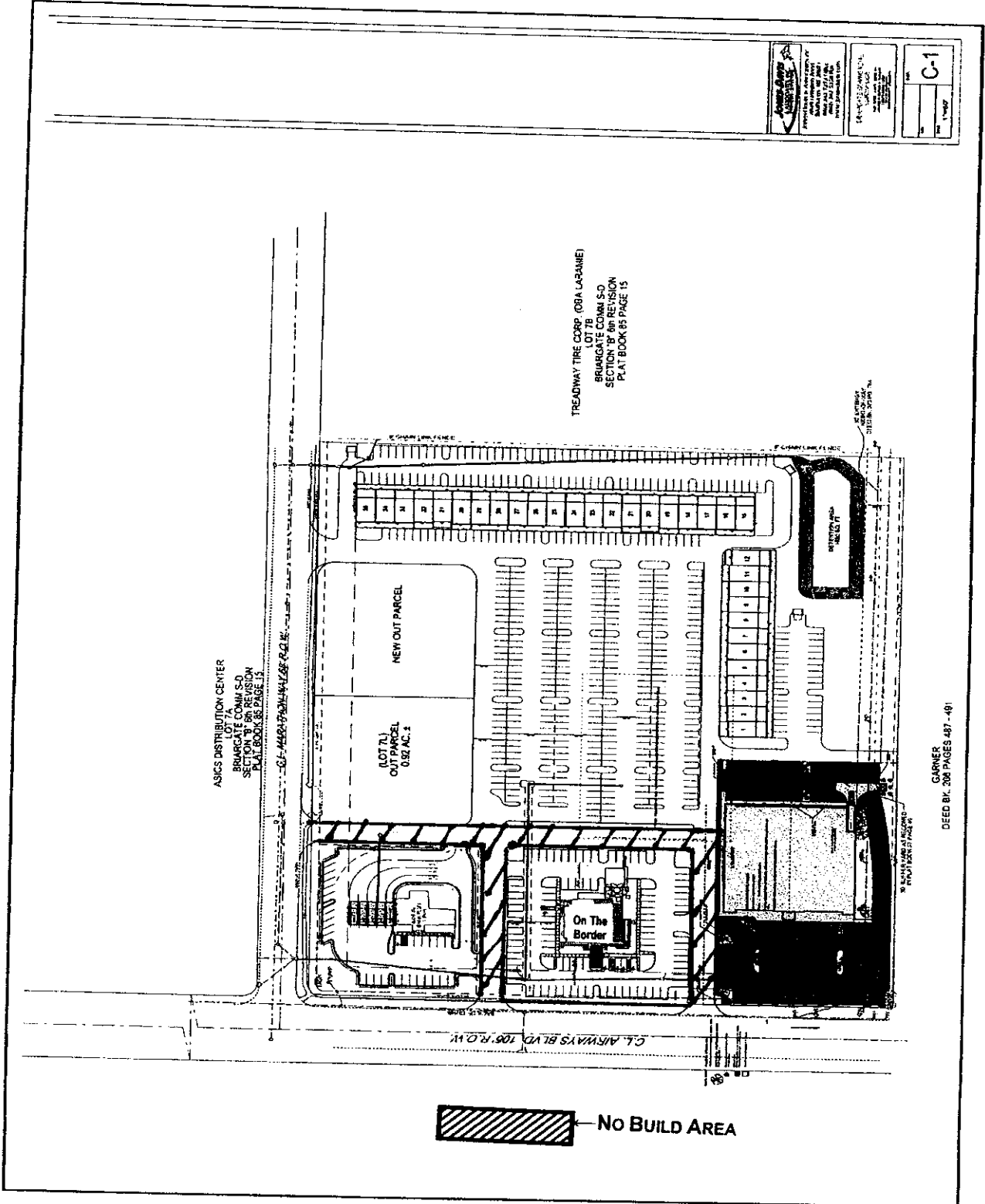


EXHIBIT D – No Build Area – Solo Page

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